



Wetland Pre-determination Request

Handout #35-B Revised 2/25/04

What is a Wetland Pre-determination?

The Wetland Pre-determination Request is a service provided by the County to assist applicants with determining the extent to which the Clark County Code (CCC), Chapter 40.450 Wetland Protection, applies to a proposed project. The Wetland Pre-Determination provides the applicant with the option to have the County Wetland Biologist visit a project site prior to a development application, in order to:

- Determine of the presence or absence of jurisdictional wetlands and/or buffers
- Confirm of a wetland delineation (*i.e.* wetland boundaries, wetland categories, and buffer types).
- Establish and/or confirm building envelopes proposed under the rural subdivision waiver provisions of CCC 40.450.030F.

Why should I request a Wetland Pre-determination?

The Wetland Pre-determination Request provides applicants with the option to confirm County wetland indicators as early in the design process as possible. If there are indicators of the possible presence of wetlands on a project site, a determination of the absence of wetlands and buffers or a wetland delineation report locating wetland boundaries and identifying wetland categories, buffer types, and buffer widths must be submitted with the development application. The County Wetland Biologist reviews and comments on these submittals during the application review process for no additional fee. If the Wetland Biologist cannot confirm the accuracy of the submittals, the review process could be delayed or the project could be denied.

What indicators do the County use to determine the need for a wetland review?

There are three primary indicators that the County relies on to determine whether or not a wetland determination is warranted on a given site:

- Hydric soils as mapped in the SCS Soil Survey. Hydric soils are soils subject to prolonged periods of inundation or saturation with water. Areas of probable hydric soils have been mapped by the Soil Conservation Service (now the Natural Resource Conservation Service) in the Soil Survey of Clark County.
- The National Wetland Inventory (NWI). The U.S. Fish and Wildlife Service is in charge of mapping wetlands for the entire U.S. Wetlands are mapped based on topographic features, aerial photographs, and soils data. The NWI is created at a scale of 1:24000 (1" = 2000'), so wetlands less than 1/2 acre in size are often not mapped.
- Aerial Photographs. The County maintains aerial photography that can be viewed at a scale of 1:4800 (1" = 400'). Possible wetlands are often apparent on these aerials where the NWI and the hydric soils mapping are absent.

These indicators are mapped in the County's Geographic Information System (GIS) along with approximate parcel boundaries. Additional indicators that may be used include mapped streams, staff's specific knowledge of the area, and information provided by the public.

What is the application and review process?

The first step is to submit a completed Wetland Pre-determination Request Form and fee, together with the required submittal items to the Customer Service Center. Prior to accepting your

application, the Customer Service staff will conduct a “**Counter Complete**” review of your submittal. This initial review ensures that all items with a bold underlined space listed within the **Wetland Pre-Determination Request Submittal Requirements** (see attached submittal list) have been submitted before accepting your application

Once your application is accepted, your request will be routed to the County Wetland Biologist for review. The Biologist will research County records and databases for existing wetland data on the site and conduct an on-site investigation. If you wish to be notified of or present for the site investigation, please make a note on your application. Once the research and site investigation are complete, the Biologist will issue a Staff Report summarizing the results of the pre-determination.

What is a Staff Report and when will the decision be made?

The Staff Report for a Wetland Pre-determination consists of:

- A letter summarizing the findings of the County’s review and responding to any specific issues raised by the applicant;
- A copy of the County Wetland Biologist’s compiled field notes;
- And occasionally site photos.

The Staff Report is generally issued within 3 weeks of the acceptance of a complete request application.

Can the decision be appealed?

The Wetland Pre-determination is subject to appeal only when it has been used in making a decision on a primary application (e.g. a subdivision, short subdivision, site plan, urban grading permit, or wetland permit). The appeal period, process, and fees are determined by the primary application.

After the Pre-determination is completed what is next?

The Wetland Pre-determination is binding on the County and subject property for a period of 3 years. If the County finds that:

- Wetlands and buffers are not present on the site or;
- Proposed building envelopes are acceptable or;
- The proposed wetland delineation is sufficiently accurate;

The Wetland Pre-determination Staff Report will satisfy the Fully Complete requirements for wetlands on a primary application. On the other hand, if the County determines that wetlands and/or buffers are present on the site, but have not been:

- Adequately delineated or;
- Avoided by building envelopes;

A wetland delineation report and/or revised envelopes may be a Fully Complete requirement for a triggering application. In addition, if a proposed project requires a “regulated activity”, as defined in CCC 40.100.070, within wetlands and/or buffers a Wetland Permit may be required per CCC 40.450.010(B)(4).

Note: This handout is not a substitute for county code. For more detailed information, please refer to Clark County Code Chapter 40.450 Wetland Protection

**Public Service Center
Department of Community Development
1300 Franklin Street
P.O. Box 9810
Vancouver, WA 98666-9810
Phone: (360) 397-2375; Fax: (360) 397-2011
Web Page at: <http://www.clark.wa.gov>**

DEVELOPMENT REVIEW APPLICATION FORM

(Form DS1000-Revised 12/4/03)



PROJECT NAME:		
TYPE(S) OF APPLICATION (See Reverse Side):		
DESCRIPTION OF PROPOSAL:		
APPLICANT NAME:		Address:
E-mail Address:		Phone and Fax:
PROPERTY OWNER NAME (list multiple owners on a separate sheet):		Address:
E-mail Address:		Phone and Fax:
CONTACT PERSON NAME (list if not same as APPLICANT):		Address:
E-mail Address:		Phone and Fax:
PROJECT SITE INFORMATION:		Comp Plan Designation:
Site Address:		
Cross Street:	Zoning:	Serial #'s of Parcels:
Overlay Zones:	Legal:	Acreage of Original Parcels:
Township:	Range:	¼ of Section:

AUTHORIZATION

The undersigned hereby certifies that this application has been made with the consent of the lawful property owner(s) and that all information submitted with this application is complete and correct. False statements, errors, and/or omissions may be sufficient cause for denial of the request. This application gives consent to the County to enter the properties listed above.

Authorized Signature

Date

Assigned at Customer Service Center	CASE NUMBER:	
	WORK ORDER NUMBER:	

APPLICATION TYPES

If you have any questions regarding the type of application being requested, our Customer Service Center will be happy to assist you.

- Annual Review
- Appeal
- Boundary Line Adjustment and Lot Reconfiguration
- Conditional Use

Environmental/Critical Areas:

- Archaeological
- Critical Aquifer Recharge Area (CARA)
- Columbia River Gorge
- Forestry + (Moratorium Waiver, Moratorium Removal, Class I, Class IVG or COHP)
- Floodplain
- Geological
- Habitat
- Historic
- SEPA
- Shoreline
- Wetland

Land Division:

- Binding Site Plan
- Final Plat
- Plat Alteration
- Short Plat (___ Infill)
- Subdivision (___ Infill)

Miscellaneous:

- Addressing
- Accessory Dwelling
- Covenant Release
- Garden Shed Setback Waiver
- Home Occupation
- Legal Lot Determination & Innocent Purchasers Determination
- Non-Conforming Use Determination
- Reconstruct Letter
- Sewer Waiver
- Shooting Range
- Sign

Planning Director Review:

- Post Decision
- Pre-Application Conference
- Pre-Application Waiver
- Public Interest Exception
- Similar Use
- Temporary Use
- Other

- Planned Unit Develop/Master Plan
- Road Modification
- Site Plan
- Variance
- Zone Change